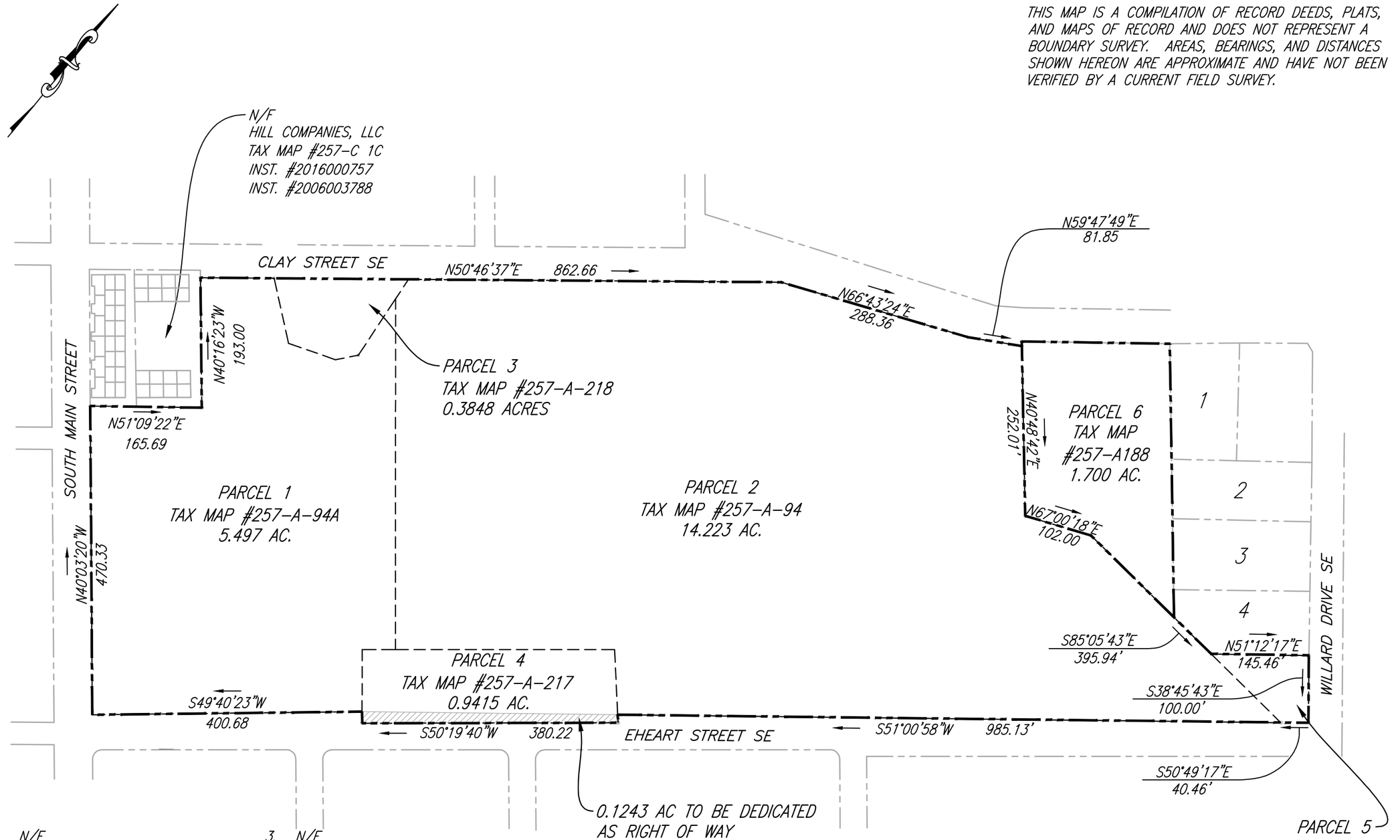
THIS MAP IS A COMPILATION OF RECORD DEEDS, PLATS, AND MAPS OF RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY. AREAS, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY A CURRENT FIELD SURVEY.



1. N/F
NOONKESTER, SCOTT LYNDON
TAX MAP #257-9 2
INST. #2008011725

2. N/F
ASHTON, GARY J. & JOHN C. III
ET AL
TAX MAP #257-9 3
INST. #2014004117

3. N/F
POWELL, ROGER M. & VICKI S.
TAX MAP #257-9 4
DB 528 PG 571

4. N/F
CMEJME LLC
TAX MAP #257-A189
INST. #2017004928
P.B. 4, PG. 9

150 0 150 300 450

Scale 1" = 150'

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OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

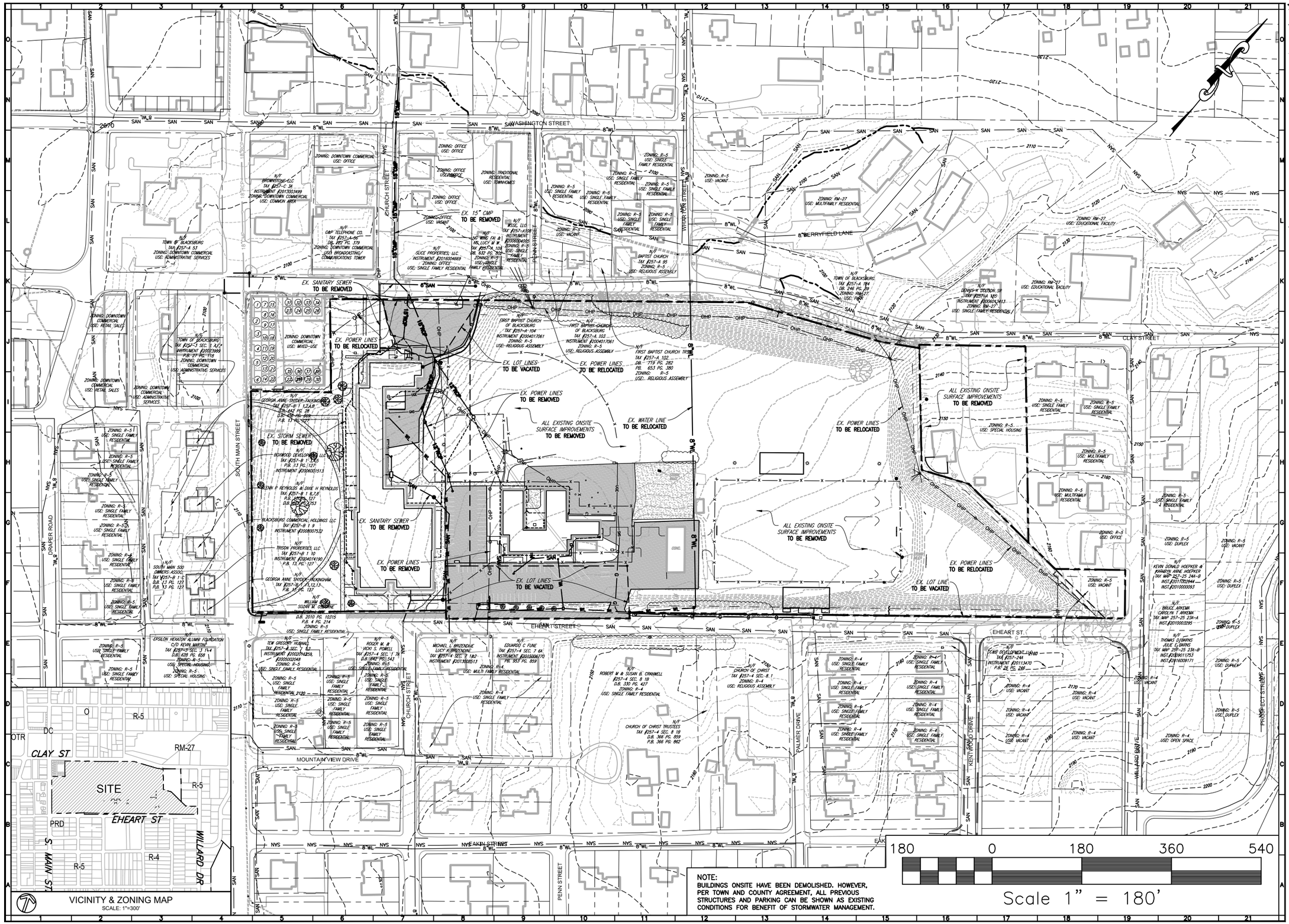
EXISTING PARCEL MAP

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY GLM
DESIGNED BY
CHECKED BY SMS
DATE 10/6/17
SCALE 1" = 150'
REVISIONS:

SHEET NO. Z1

JOB NO. B1200098.00



NOTE:
BUILDINGS ONSITE HAVE BEEN DEMOLISHED. HOWEVER, PER TOWN AND COUNTY AGREEMENT, ALL PREVIOUS STRUCTURES AND PARKING CAN BE SHOWN AS EXISTING CONDITIONS FOR BENEFIT OF STORMWATER MANAGEMENT.

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OLD BLACKSBURG MIDDLE SCHOOL SITE

501 SOUTH MAIN STREET

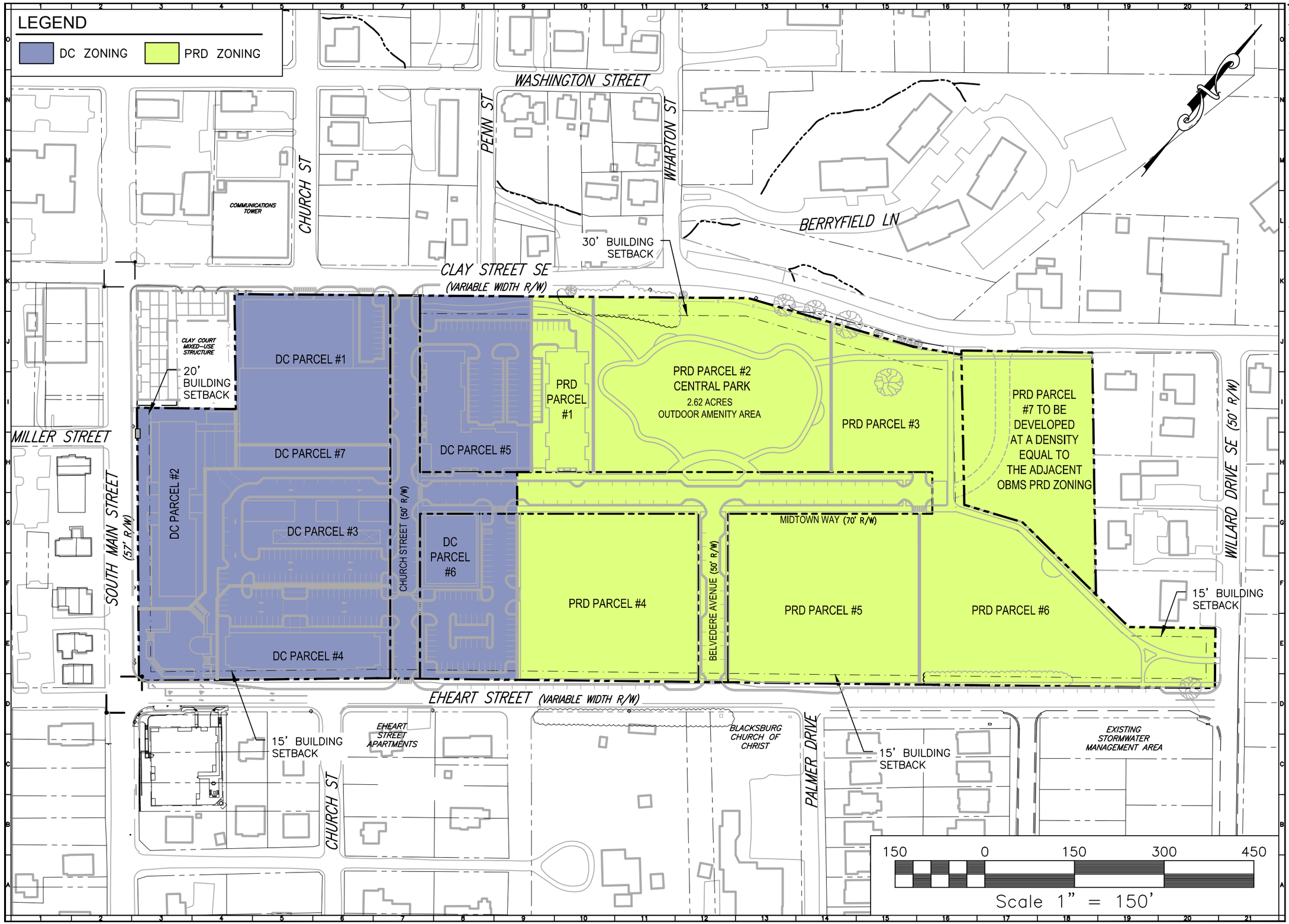
EXISTING CONDITIONS

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	
CHECKED BY	SMS
DATE	10/6/17
SCALE	1" = 180'
REVISIONS:	

SHEET NO.
Z2

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE

501 SOUTH MAIN STREET

ZONING PLAN

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

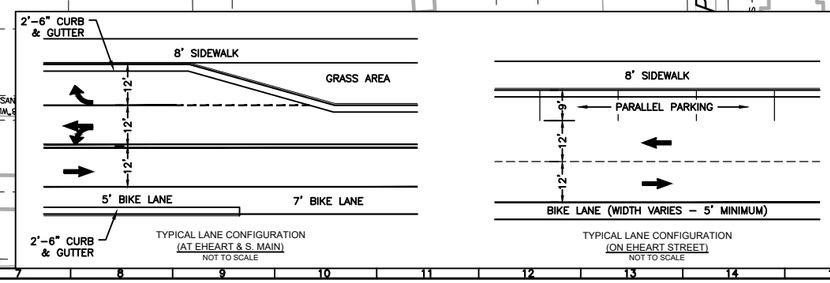
DRAWN BY	GLM
DESIGNED BY	SMS
CHECKED BY	SMS
DATE	10/6/17
SCALE	1"=150'
REVISIONS:	

SHEET NO. Z3

JOB NO. B1200098.00

WASHINGTON STREET
PENN ST
WHARTON ST
BERRYFIELD LN
CHURCH ST
CLAY STREET SE
(VARIABLE WIDTH R/W)
MILLER STREET
SOUTH MAIN STREET
(57' R/W)
CHURCH STREET (50' R/W)
BELVEDERE AVENUE (50' R/W)
MIDTOWN WAY (70' R/W)
WILLARD DRIVE SE (50' R/W)
EHEART STREET (VARIABLE WIDTH R/W)
PALMER DRIVE

PROPOSED SIDEWALK TO CONNECT TO EXISTING SIDEWALK ALONG CLAY ST
CONNECT TO EXISTING MANHOLE
CONNECT TO EXISTING WATER MAIN
30' BUILDING SETBACK
CONNECT TO EXISTING WATER MAIN
EXISTING BUS STOP PROPOSED 8' X 16' SHELTER TO BE BUILT
COMMUNICATIONS TOWER
EX. SAN MH TOP=2108.78 8" PVC INV. IN=2096.68 6" VCP INV. IN=2099.64 (TBR) 6" VCP INV. IN=2100.04 8" PVC. INV. OUT=2096.56
NEW 8" PVC. INV. IN=2096.66
EX. SAN MH (TO BE REPLACED) TOP=2110.62 6" VCP INV. IN=2107.56 6" VCP INV. OUT=2107.52 (TBR) 8" PVC. INV. IN=2105.50 8" PVC. INV. OUT=2105.40
CLAY COURT MIXED-USE STRUCTURE
20' BUILDING SETBACK
PUBLIC SAFETY
PARKING STRUCTURE
MULTI-USE
MULTI-USE
MULTI-USE
OLD SCHOOL COMMON
CIVIC USE/ MIXED USE/ RESIDENTIAL
PRD PARCEL #1
PRD PARCEL #2 CENTRAL PARK 2.62 ACRES OUTDOOR AMENITY AREA
PRD PARCEL #3
CLUBHOUSE
PRD PARCEL #7 TO BE DEVELOPED AT A DENSITY EQUAL TO THE ADJACENT OBMS PRD ZONING
PROPOSED 8" WATER MAIN
PROPOSED 8" SANITARY SEWER MAIN
PRD PARCEL #4
POSSIBLE FUTURE CONNECTION TO CLAY STREET
PRD PARCEL #5
PRD PARCEL #6
15' BUILDING SETBACK
MIDTOWN PLAZA
5-STORY HOTEL BUILDING
15' BUILDING SETBACK
EHEART STREET APARTMENTS
TEMPORARY MARKET STALLS
CONNECT TO EXISTING WATER MAIN
BLACKSBURG CHURCH OF CHRIST
15' BUILDING SETBACK
EXISTING STORMWATER MANAGEMENT AREA
PROPOSED TRAFFIC SIGNAL
FUTURE DEVELOPMENT THE ALEXANDER



TYPICAL LANE CONFIGURATION (AT EHEART & S. MAIN) NOT TO SCALE

TYPICAL LANE CONFIGURATION (ON EHEART STREET) NOT TO SCALE

150 0 150 300 450
Scale 1" = 150'

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OLD BLACKSBURG MIDDLE SCHOOL SITE
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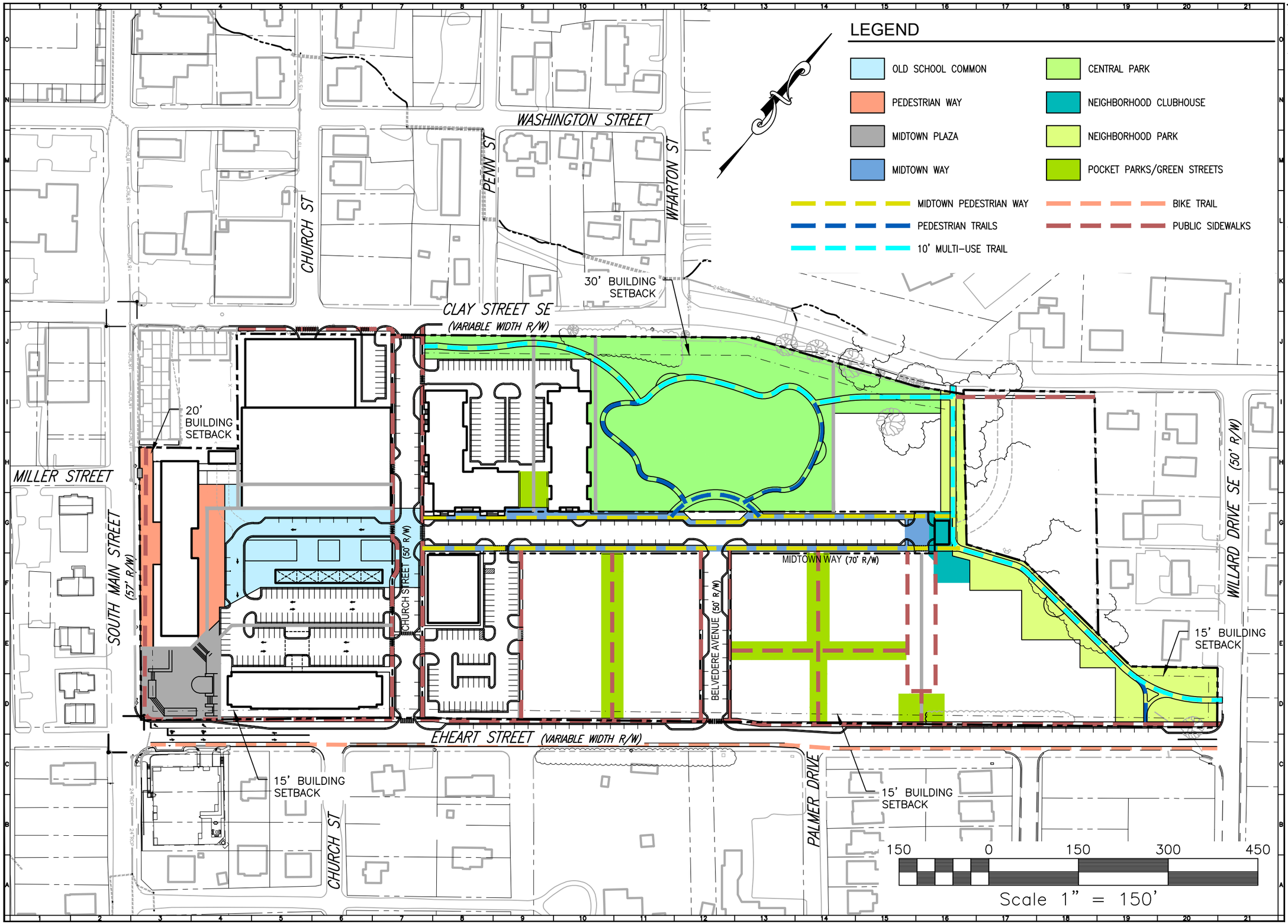
OVERALL CONCEPTUAL MASTER PLAN

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	SMS
CHECKED BY	SMS
DATE	10/6/17
SCALE	1"=150'
REVISIONS:	

SHEET NO. Z4

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE

501 SOUTH MAIN STREET

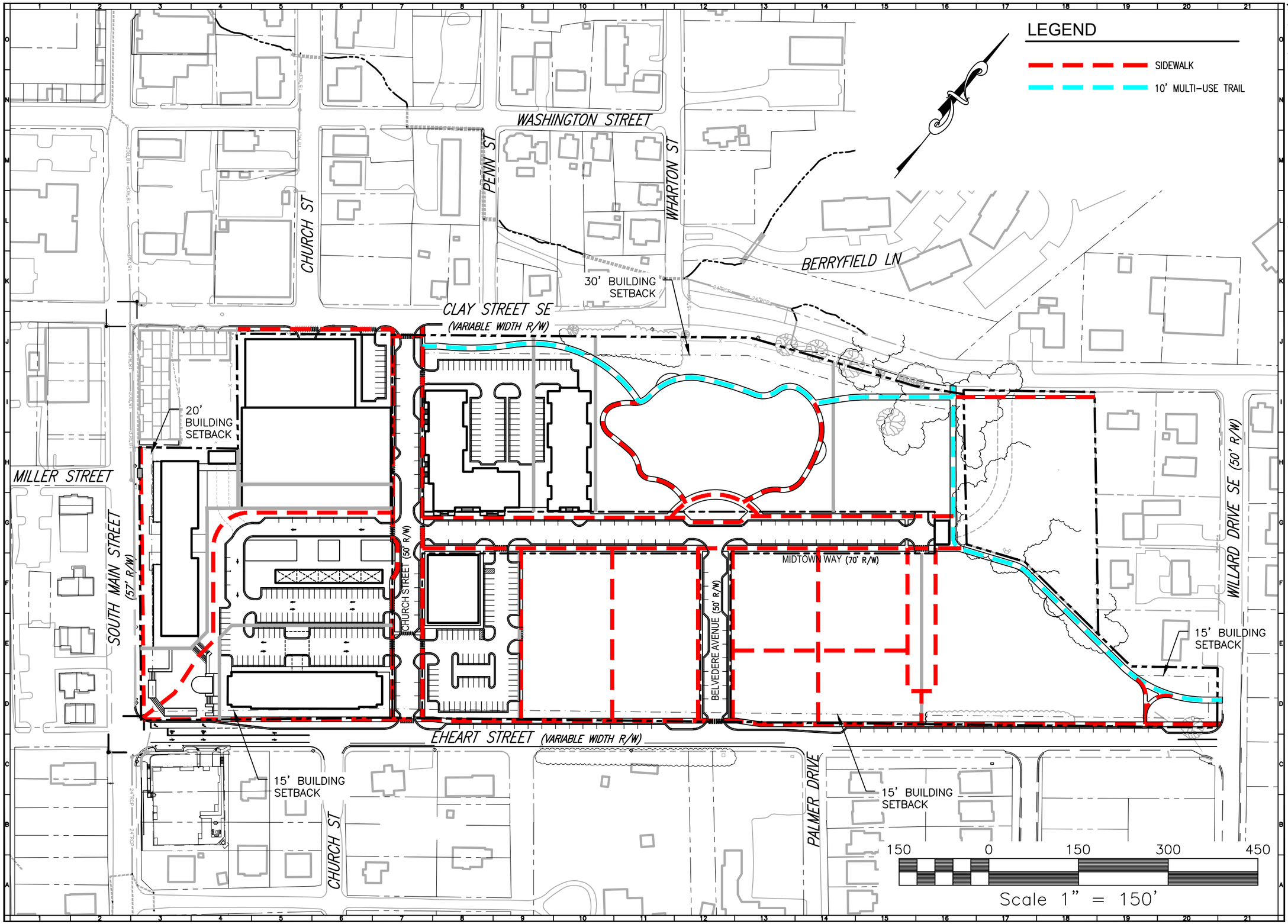
PROPOSED PARKS & TRAILS

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	SMS
CHECKED BY	SMS
DATE	10/6/17
SCALE	1"=150'
REVISIONS:	

SHEET NO.
Z5

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE

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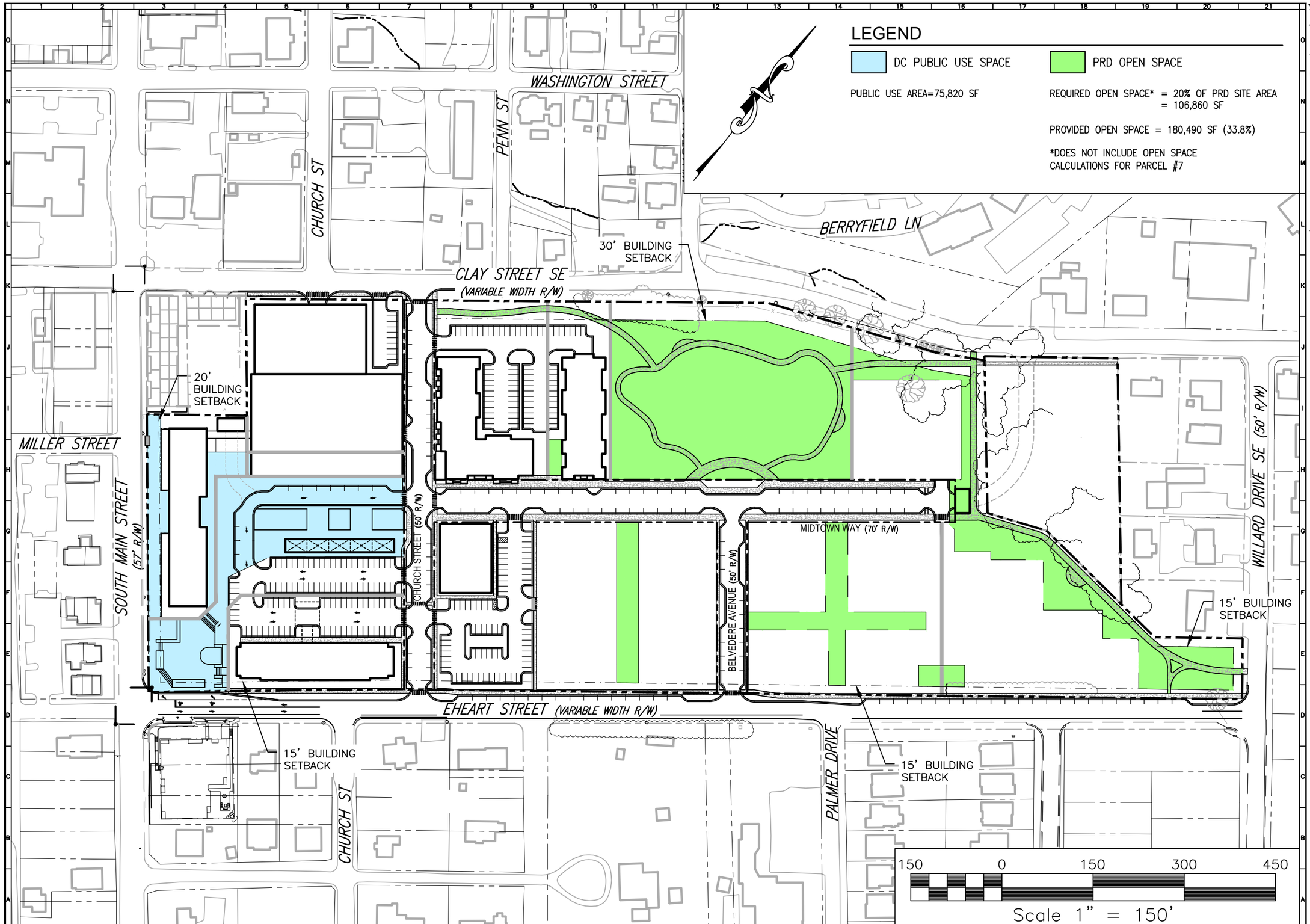
PROPOSED SIDEWALK & TRAIL PLAN

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	SMS
CHECKED BY	SMS
DATE	10/6/17
SCALE	1"=150'
REVISIONS:	

SHEET NO.
Z6

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE

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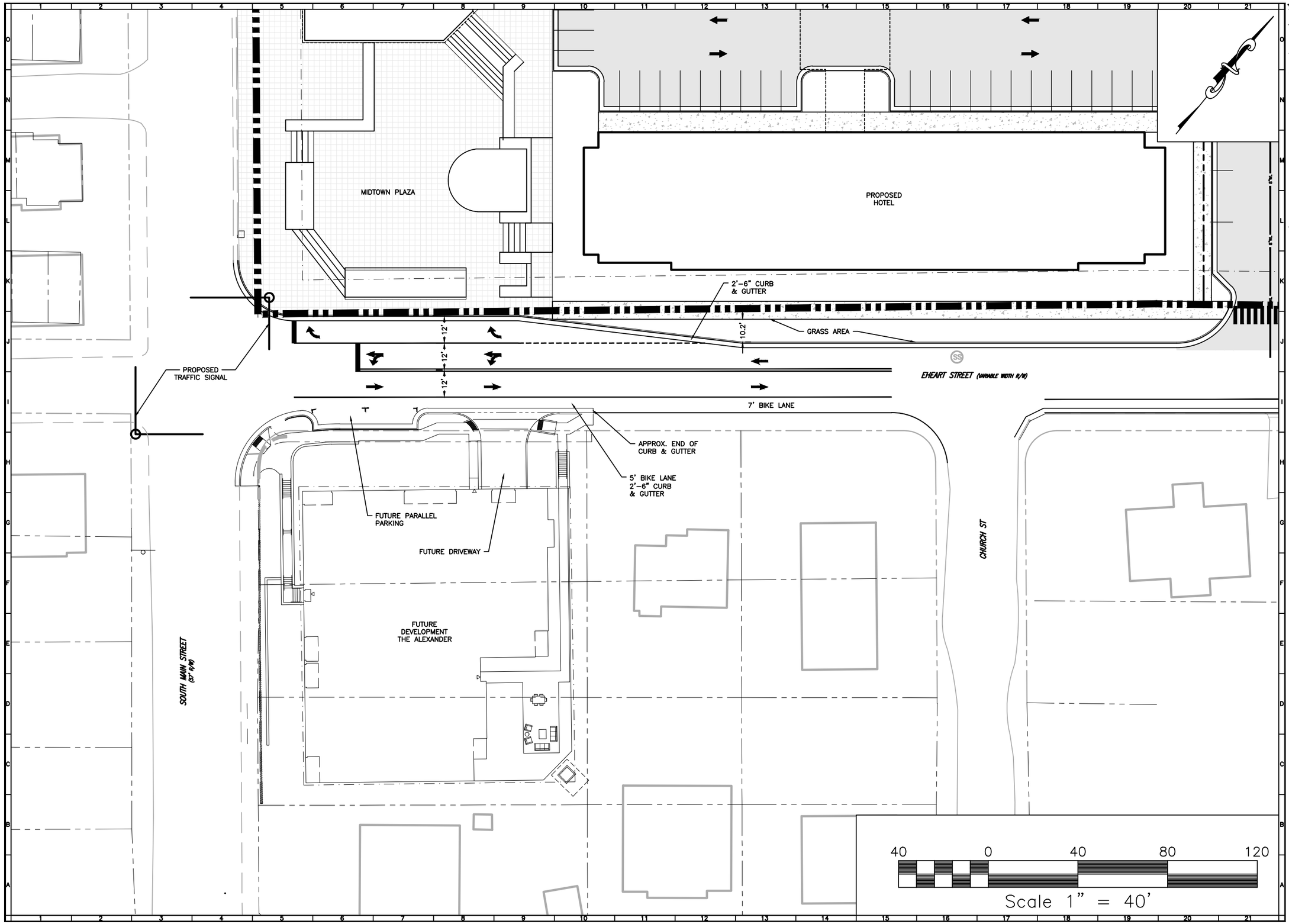
PROPOSED OPEN SPACE PLAN

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY GLM
DESIGNED BY SMS
CHECKED BY SMS
DATE 10/6/17
SCALE 1"=150'
REVISIONS:

SHEET NO. Z7

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE

501 SOUTH MAIN STREET

PROPOSED INTERSECTION DESIGN

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY GLM
DESIGNED BY SMS
CHECKED BY SMS
DATE 10/6/17
SCALE 1"=40'
REVISIONS:

SHEET NO. Z8

JOB NO. B1200098.00